This instrument was prepared by:
Ryan Simmons
The Higgins Firm
116 Third Ave. S.
Nashville, TN 37201-2002
615-353-0930

BILL GARRETT, Davidson County
Trans:T20130094273 AFFIDAVITH
Recvd: 11/04/13 15:46 2 pgs
Fees:12.00 Taxes:0.00
20131104-0114487

GRANTEE(S): NANCY BAILEY

SEND TAX NOTICES TO: 6717 GREELEY DRIVE
NASHVILLE, TENNESSEE 37205
MAP / PARCEL NUMBER: 09015007400

AFFIDAVIT OF HEIRSHIP

Tennessee Code Annotated § 30-2-712.

STATE OF Tennessee
COUNTY OF Williamson

The undersigned, being duly sworn, deposes and says:

1. My full name is Ida May Ingram. I will refer to myself in this Affidavit as the Affiant.

2. I reside at 1032 Barrel Springs Hollow Road, Franklin, Tennessee 37069-4756.

3. I am a close friend of Nancy Bailey, daughter of John L. and Mildred M. Nixon, and the Nixon family.

4. I have personal knowledge of the matters stated in this Affidavit.

5. Nancy Bailey is the only child of John L. and Mildred M. Nixon.

6. On August 23, 2011, Mildred M. Nixon died in Davidson County, Tennessee. I will refer to this person as the Decedent.

7. The real property to which this Affidavit applies is located at 451 Annex Avenue in Nashville, Davidson County, Tennessee, more fully described as:

   Said Lot No. 1126 fronts 82.0 feet on the northwesterly margin of Annex Avenue and runs back 150.0 feet on the northeasterly line and 145.8 feet on the southwesterly line to a dead line in the rear on which it measures 70.0 feet.

   Being the same property conveyed to John L. and Mildred M. Nixon by warranty deed of record in Book 4150, Page 908 in the Register's Office of Davidson County. John L. Nixon and Mildred M. Nixon having since died.

8. At the time of the Decedent's death, the Decedent resided at Homewood Residence at Brookmont Terrace at 6767 Brookmont Terrace, Nashville, Tennessee 37205.

9. The Decedent died intestate leaving her daughter Nancy Bailey as her only heir at law.

10. The estate of the Decedent was not administered in a proceeding supervised by a court.

Edna May Ingram
Affiant

Sworn to and subscribed before me this 2nd day of November, 2013

My Commission expires: 2/28/16

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC